

**SPECIAL CITY COUNCIL MEETING OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, OCTOBER 15, 2009.**

The City Council of the City of Leon Valley, Texas, met on the 15<sup>th</sup> day of October 2009 at 7:00 p.m. at the Leon Valley City Council Chambers, at 6400 El Verde Road, Leon Valley, Texas, for the purpose of the following business, to-wit:

**SPECIAL CITY COUNCIL MEETING - 7:00 P.M.**

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**Call to order.**

Mayor Riley called the Special City Council Meeting to order at 7:03 p.m. and asked that the minutes reflect the following members of Council were present: Garcia, Dean, and Nelson. Mayor Riley announced that Councilman Reyna and Councilmember Baldrige had excused absences.

City Manager Lambert, City Secretary Feutz, and Community Development Director Flores were also present.

**Public hearing to consider an ordinance of the City of Leon Valley, Texas declaring the necessity for an extension of a moratorium, pursuant to chapter 212, Subchapter E, Texas Local Government Code, on the construction, reconstruction, or other alteration or improvement of property located within defined geographic boundaries within the city limits; providing for the temporary suspension of the acceptance, review and approval of permits for the construction, reconstruction, or other alteration or improvement of property located within the defined geographic boundaries within the city limits; providing findings of fact; providing exemptions; providing an appeal process; providing a waiver procedure; providing for a termination date; providing for a severability clause; and providing an effective date.**

Mayor Riley read the full title of the agenda item.

**A. Public Hearing**

Community Development Director Flores addressed Council explaining that the current 120-day development moratorium will expire on October 18, 2009. She explained that the maximum extension allowed under the law would be for another sixty (60) days, with the entire moratorium not to exceed the 180 days allowed by law. She informed Council the need for the extension was based upon the need for additional time to complete the evaluation of the City by the architectural firm working on the Master Redevelopment Plan and the need for review of the new plan with the Zoning Commission and Council. Ms. Flores announced that the architectural firm working with the City, Halff Associates, plans a workshop with Council in November, a public hearing with the Zoning Commission on November 24, 2009, and to bring this finished phase of the Master Redevelopment Plan with overlay district zoning code changes for a public hearing and consideration by the City Council at the December 1, 2009 meeting. Ms. Flores stated that if there are any problems that need to be resolved, the Council meeting of December 15, 2009 will allow Council to still consider the any proposed zoning code changes before the expiration of the moratorium.

Councilmembers discussed the need to notify both citizens and business owners of the public hearings for the Zoning Commission and the City Council. Councilmember Dean asked about the number of development permits that have been turned away due to the moratorium, and Ms.

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Flores estimated approximately four to five projects. It was recommended that the new overlay requirements include an appeal process when formulating the code language.

Mayor Riley opened the public hearing at 7:15 p.m. and invited anyone in the audience to present their comments and questions on the proposed moratorium extension. Hearing no one, Mayor Riley closed the public hearing at 7:16 p.m.

**B. Council considers action on Ordinance**

A motion was made by Councilmember Dean, seconded by Councilman Garcia, to approve the ordinance extending the moratorium for another sixty days on the construction, reconstruction or other alteration or improvement of properties within defined geographic areas and as presented to Council. Upon unanimous vote, Mayor Riley announced the motion carried and the ordinance was approved.

**Adjourn.**

Hearing no further business, a motion was made by Councilmember Dean, seconded by Councilmember Nelson, to adjourn the meeting. Hearing no objections, Mayor Riley announced the meeting adjourned at 7:17 p.m..

ATTEST:

Chris Riley  
Mayor

Marie Feutz  
City Secretary

*Approved by unanimous vote of City Council at the Regular City Council Meeting of Nov. 2, 2009*